



13

Planning Commission Staff Report

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: SYDNEY BETHEL, PLANNER II *SdB*
(480) 503-6721, SYDNEY.BETHEL@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *ajl*
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: NOVEMBER 5, 2019

SUBJECT: DR19-132, CULVER'S FROZEN CUSTARD

STRATEGIC INITIATIVE: Exceptional Built Environment

To allow for the development of a Culver's Frozen Custard facility and future pad that will provide additional dining options for the community.

RECOMMENDED MOTION

Approve the Findings of Fact and approve DR19-119, Culver's Frozen Custard: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 2.3 acres, generally located at the southwest corner of Val Vista Drive and Willis Road, and zoned Regional Commercial (RC).

APPLICANT

Company: PHNX Design
Name: Mike Hills
Address: 2942 E. Fountain St.
Mesa, AZ 85213
Phone: (602) 762-7354
Email: mikeh@phnx-design.com

OWNER

Name: Brian Farrel
Address: 7046 N. 2nd St.
Phoenix, AZ 85020
Phone: (630) 660 - 0067
Email: bf.culvers@gmail.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>October 23, 2007</i>	Town Council approved annexation (A07-67) under Ordinance No. 2074 for 39.16 acres of land including the subject site, located at the southwest corner of Val Vista Drive and Willis Road.
<i>November 13, 2007</i>	Town Council approved rezoning (Z07-101) under Ordinance No. 2084 to rezone 39.16 acres, including the subject site, to Town of Gilbert Regional Commercial (RC) zoning district.
<i>October 2, 2019</i>	Planning Commission heard DR19-132, Culver's Frozen Custard as a study session item.

Overview

The applicant is proposing to build two (2) new pads intended for restaurant uses on a presently vacant 2.3 acre site. Pad A as proposed is a 4,330 sf restaurant with a drive-through and 600 sf outdoor patio called Culver's Frozen Custard. Culver's Frozen Custard is a midwest based franchise that specializes in hamburgers and frozen custards in a fast-casual dining setting that has over 700 locations in 23 states. In addition to Pad A, a second 3,500 sf building Pad B is proposed on the southern portion of the site. Pad B is intended for a future phase with Pad A and the required site improvements to be built in the first phase. The subject site is located at the southwest corner of Val Vista Drive and Willis Road, and zoned Regional Commercial (RC).

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Shopping Center (SC)	Shopping Center (SC) with PAD overlay	Copper Point Business Park
South	Regional Commercial (RC)	Regional Commercial (RC)	Dutch Bros Coffee
East	General Office (GO)	General Office (GO) with PAD overlay	Val Vista Drive then Vacant
West	Regional Commercial (RC)	Regional Commercial (RC)	The Aspens at Mariposa Point (Congregate Living Facility)
Site	Regional Commercial (RC)	Regional Commercial (RC)	Vacant

Project Data Table

Site Development Regulations	Required per LDC	Proposed
Building Area	-	4,330 sf (Pad A) 3,500 sf (Pad B)
Maximum Building Height (ft.)/(Stories)	55'	22'-6"/ 1 Story

Minimum Building Setback (ft.)		
Front	25'	25'
Side (Street)	20'	20'
Rear (Non-residential)	20'	20'
Minimum Required Perimeter Landscape Area (ft.)		
Front	25'	25'
Side (Street)	20'	20'
Rear (Non-residential)	20'	20'
Landscaping (% of net lot area)	15%	30%
Off-Street Parking and Loading Restaurants, Limited Service 1/100 sf plus 1/400 sf of Outdoor Dining Area	44 Spaces (Pad A) 35 Spaces (Pad B) 79 Spaces Total	85 Spaces
Bicycle Parking 1/10 Required Vehicle Spaces	8 Spaces	8 Spaces

DISCUSSION

Site

There are two (2) buildings proposed on the site, Pad A and Pad B, both are intended for restaurant uses. Pad A is proposed to be a Culver's Frozen Custard and is a 4,330 sf building with a drive through and a 600 sf exterior patio located on the east side of the building. The drive through process for Culver's differs from a traditional fast-food establishment requiring a second lane after the pay window. For the Culver's drive through, the customer will order at the menu speaker then drive forward to the drive through window, pay for the meal then proceed forward with a number and wait in the second lane for their meal to be hand delivered by an employee. When the meal is smaller and does not require a longer wait time, the provided bypass lane allows a customer to quickly exit like a traditional fast-food operation after receiving their food from the pay/pick-up window. This process is used at other Culver's locations and increases efficiency by limiting car stacking and speeding up wait times.

The second building proposed is on Pad B. It is a 3,500 sf shell building on the south side of the site with no tenant currently identified. There are two (2) proposed access points, which are both located on the private drive abutting the west side of the site. This private drive filters onto Willis Road to the north and another private drive to the south; both Willis Road and the private drive then ultimately lead to Val Vista Drive. An existing sidewalk is present along the east side of the site, parallel to Val Vista Drive. A new sidewalk is proposed on the west side of the site connecting to Willis Road and the existing development to the south.

The subject site is intended to develop in two (2) phases. The first phase includes Pad A, the primary parking area, which includes the drive aisles and sixty-eight (68) parking spaces, the two (2) points of access, and all perimeter improvements including landscaping and a right-turn deceleration lane along Val Vista Drive. The second phase will include Pad B, an additional eighteen (18) parking spaces, the landscaping around Pad B and other minor site improvements associated with Pad B. The limits of construction for the future development is outlined in the site plan.

Landscape

The landscaping is proposed at 30 percent of the site, which exceeds the required 15 percent. The landscaping provided is for the first phase only, which excludes the southern portion of the site. The southern landscaping will be completed with the second phase and will contain the same landscape palette from the first phase. The proposed tree palette includes a combination of ‘Red Push’ Pistache, Evergreen Elm, Southern Live Oak, and Mexican Bird of Paradise. A variety of accent plants, shrubs and groundcovers have been proposed such as Weber’s Agave, Red Yucca, ‘Little John’ Bottle Brush, Green Cloud Ranger, Dwarf Olive, Baja Ruellia, Bells of Fire, Yellow Bells, ‘Topaz’ Aloe, New Gold Lantana, and Wedelia.

Grading and Drainage

The proposed grading and drainage plan generally meets the requirements of the Town of Gilbert’s Engineering Division. On-site retention is primarily provided in the form of underground retention and above ground basins.

Elevations, Colors and Materials

The building is approximately 22’-6” at its highest point and has a modern clean design that is primarily comprised of large vertical and horizontal accent segments, in a variety of materials, utilized around the entirety of the building. The primary building material is E.F.I.S applied in Azurite blue as singular large block panels and E.F.I.S in both a white finish and a brown finish that mimics a brick pattern. Additional accent materials have been provided such as stone veneer and corrugated metal. Stone veneer is utilized on the pillars used for the canopies and shade structures and the corrugated metal is primarily focused on the top third of the building, breaking up the E.F.I.S which is the primary material on the building.

Lighting

There are only two (2) lighting types proposed, parking lot and building mounted. For the parking lot lighting, there are two (2) poles proposed that vary slightly in design. All site lighting proposed will be in a black finish and will be required to comply with Town codes.

Signage

Signage is not included in this approval. Administrative Design Review approval for a Comprehensive Sign Package is required prior to permitting.

PLANNING COMMISSION STUDY SESSION COMMENTS

At the October 2nd Planning Commission (PC) study session, members of the commission provided the follow comments:

- There was discussion on increasing the pedestrian connectivity within the development between the commercial pads.
 - *The sidewalk was expanded on the west side of the site to be the length of the development.*
- There was discussion on the large volume of traffic at the intersection of Mercy Road and Val Vista Drive located just northeast of the site. The PC wanted to ensure that development was properly reviewed by the Traffic Engineer for possible traffic issues that may arise.

- *The subject site with the proposed developments has been reviewed by Traffic Engineering and the applicant has submitted a Traffic Impact Statement.*

PUBLIC NOTIFICATION AND INPUT

An official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code (LDC) Article 5.205.

Staff has received no comment from the public.

STAFF RECOMMENDATION

Approve the Findings of Fact and approve DR19-119, Culver's Frozen Custard: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 2.3 acres, generally located at the southwest corner of Val Vista Drive and Willis Road, and zoned Regional Commercial (RC), subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Planning Commission at the November 6, 2019 public hearing.
2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.
3. Signage is not included in this approval. Administrative Design Review approval is required prior to submitting for sign permit.
4. Grading and drainage revisions to accommodate future right-turn lane at Willis Road and Val Vista Drive shall be coordinated with Engineering during final Construction Document review / approval.
5. The width of the decel lane located on Val Vista Drive must be a minimum of 11'. A revised decel lane with a minimum width of 11' shall be incorporated into the Construction Document Submittal.

Respectfully submitted,

Sydney Bethel
Planner II

Attachments and Enclosures:

- 1) Findings of Fact
- 2) Notice of Public Hearing/Vicinity Map
- 3) Aerial Photo
- 4) Site Plan
- 5) Landscape
- 6) Grading and Drainage
- 7) Colors and Materials

- 8) Elevations
- 9) Floor Plans
- 10) Lighting

**FINDINGS OF FACT
DR19-132, Culver's Frozen Custard**

1. The project as conditioned is consistent with the applicable Design Guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby development; and
5. The project design provides for safe and efficient provisions of public services.

Notice of Public Hearing

DR19-132 Culver's Frozen Custard
Attachment 2: Notice of Public Hearing/Vicinity Map
November 6, 2019

PLANNING COMMISSION DATE:

Wednesday, November 6, 2019* TIME: 6:00 PM

**LOCATION: Gilbert Municipal Center
Council Chambers
50 E. Civic Center Drive
Gilbert, Arizona 85296**

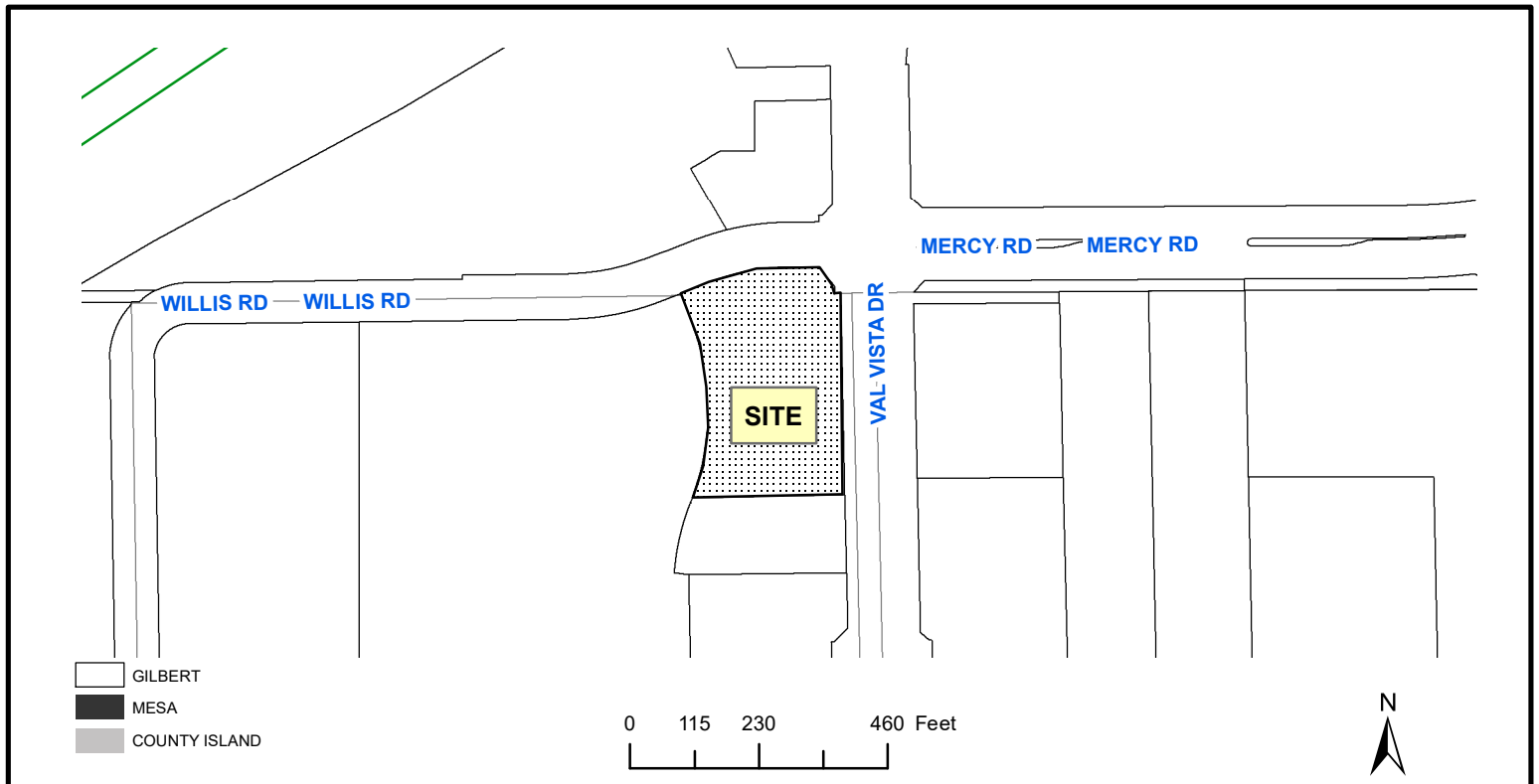
***Call Planning Division to verify
date and time: (480) 503-6721**

*The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available prior to the meeting at <https://www.gilbertaz.gov/departments/development-services/planning/planning-commission> and <https://www.gilbertdocs.com/gilbertagendaonline>

REQUESTED ACTION:

DR19-132 CULVER'S FROZEN CUSTARD: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials, for approximately 2.3 acres, generally located at the southwest corner of Val Vista Drive and Willis Road, and zoned Regional Commercial (RC).

SITE LOCATION:



**APPLICANT: PHNX DESIGN
CONTACT: Mike Hills
ADDRESS: 2942 East Fountain Street
Mesa, Arizona 85213**

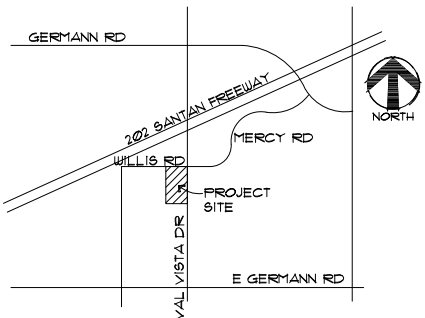
**TELEPHONE: (602) 762-7354
E-MAIL: mikeh@phnx-design.com**



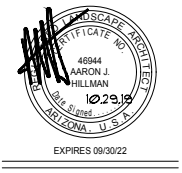


A100

VICINITY MAP:



Collaborative V
Design Studio Inc.
7116 East 1st Ave.,
Suite 103
Scottsdale, Arizona
85251
office: 480-347-0590
fax: 480-656-6012



PLANT LEGEND

BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
TREES				
Existing Trees (To Remain)				
Caesalpinia mexicana	Mexican Bird of Paradise	4	24" Box	Multi-Trunk Dense Canopy
Pistacia 'Red Push'	'Red Push' Pistache	11	24" Box	Standard Trunk Dense Canopy
Quercus virginiana	Southern Live Oak	14	15 Gal.	Standard Trunk Dense Canopy
Ulmus Parvifolia	Evergreen Elm	12	24" Box	Standard Trunk Dense Canopy
ACCENTS/VINES				
Agave weberi	Weber's Agave	3	5 Gal.	As Per Plan
Dasylirion wheeleri	Desert Spoon	20	5 Gal.	As Per Plan
Hesperaloe parviflora	Red Yucca	25	5 Gal.	As Per Plan
SHRUBS				
Callistemon 'Little John'	'Little John' Bottle Brush	67	5 Gal.	As Per Plan
Leucophyllum frutescens 'Green Cloud'	Green Cloud Ranger	46	5 Gal.	As Per Plan
Olea 'Little Ollie'	Dwarf Olive	27	5 Gal.	As Per Plan
Ruellia peninsularis	Baja Ruellia	19	5 Gal.	As Per Plan
Tecoma hybrid 'Bells of Fire'	Bells of Fire	13	5 Gal.	As Per Plan
Tecoma stans	Yellow Bells	21	5 Gal.	As Per Plan
GROUND COVERS				
Aloe 'Blue Elf'	'Blue Elf' Aloe	27	1 Gal.	As Per Plan
Lantana hybrid 'New Gold'	New Gold Lantana	26	1 Gal.	As Per Plan
Wedelia trilobata	Wedelia	40	1 Gal.	As Per Plan
MISCELLANEOUS				
DG	Decomposed Granite - 1/2" Screened 'Express Gold' 2" Depth in All Planting Areas (Typ)			
DG2	Decomposed Granite Dustcover- 1/4" Minus 'Express Gold' DG Dustcover for future pad 2" Depth (Typ) for future development area only.			

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Agave weberi	Weber's Agave	3	5 Gal.	As Per Plan
Dasylirion wheeleri	Desert Spoon	20	5 Gal.	As Per Plan
Hesperaloe parviflora	Red Yucca	25	5 Gal.	As Per Plan
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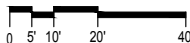
LANDSCAPE SITE DATA

TOTAL NET SITE AREA	100216	SQ. FT.	2.3	AC.
SQUARE FOOTAGE OF ON-SITE LANDSCAPING	30510	SQ. FT.	3.0	% OF SITE
SQUARE FOOTAGE OF PUBLIC RIGHT-OF-WAY LANDSCAPING	2895	SQ. FT.		
SQUARE FOOTAGE OF ON-SITE + ROW LANDSCAPING	33405	SQ. FT.		

NOTE:
ALL LANDSCAPING SHALL COMPLY WITH TOWN OF GILBERT STANDARD DETAIL GIL-212 AT TIME OF INSTALLATION. ALL TREES WITHIN THE SIGHT LINE SHALL CANOPY AT 7' WHEN INSTALLED AND NO VEGETATION OR HARDSCAPE THAT WILL BE ABOVE 24" (AT MATURITY) WILL BE ALLOWED WITHIN THE SIGHT LINE.

PLANTING PLAN

SCALE: 1"=20'-0"



LANDSCAPE IMPROVEMENTS
Culver's Frozen Custard
SWC of South Val Vista Drive and Mercy Road

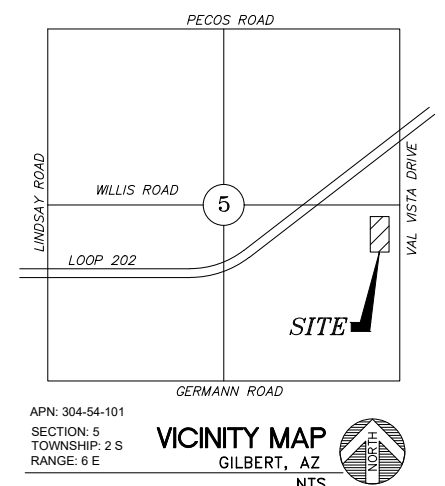
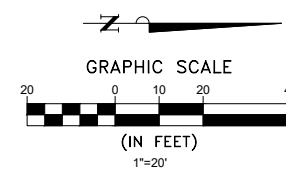
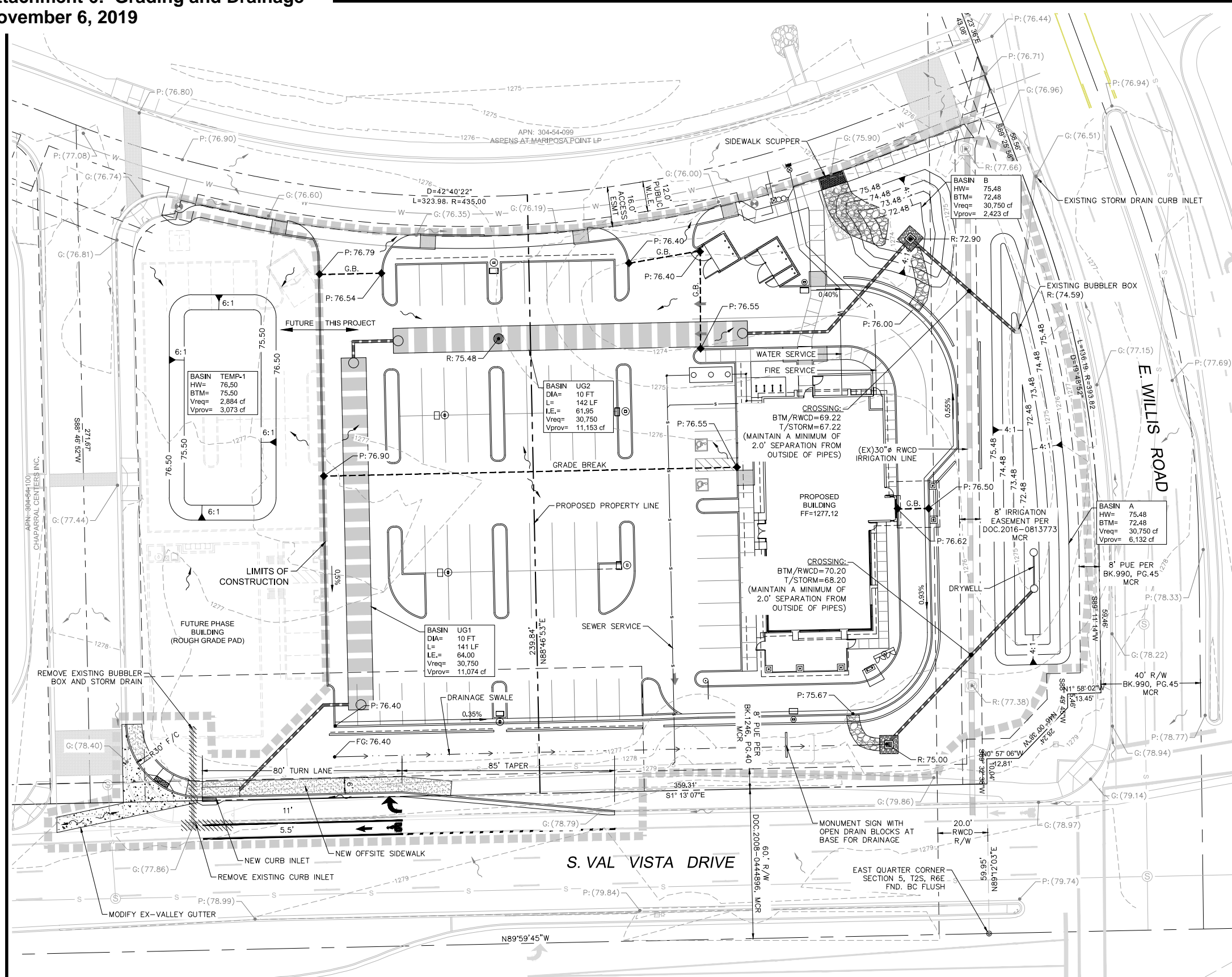
PLANTING PLAN

DESIGNED BY: AH/PV
DRAWN BY: AH/PV
CHECKED BY: AH/PV
DATE: 08.26.19
REVISIONS:
10.04.19 CITY COMMENTS
10.29.19 CITY COMMENTS

Culver's

L1.0

1 OF 1



- # LEGEND
- | | | | |
|--|-------------------------------------|--|----------------------------|
| | EXISTING STORM DRAIN | | FLOW ARROW |
| | NEW STORM DRAIN | | EX. LIGHT POLE |
| | EASEMENT LINE | | PROPOSED ELEVATION |
| | CENTERLINE | | EXISTING ELEVATION |
| | PROPERTY LINE | | EX. FIRE HYDRANT |
| | RIGHT OF WAY LINE | | EX. WATER VALVE |
| | EXISTING CONTOUR LINE | | EX. SANITARY SEWER MANHOLE |
| | EXISTING WATER LINE | | PR. DUAL CHAMBER DRYWELL |
| | EXISTING SANITARY SEWER | | |
| | PROPOSED CONTOUR LINE | | |
| | EXISTING MANHOLES, VAULTS AND BOXES | | |
| | EXISTING ELEVATION | | |
| | GRADE BREAK | | |
| | PROPOSED WATER LINE | | |
| | PROPOSED SANITARY SEWER | | |
| | PROPOSED FIRE LINE | | |
| | PROPOSED BACKFLOW PREVENTER | | |
| | PROPOSED WATER METER | | |
| | LIMITS OF CONSTRUCTION | | |

Drainage Area ID	Bains ID	Runoff Coefficient	Drainage Area (sf)	Volume Required (CF)	Volume Provided (CF)	Volume Surplus (CF)
Total Area	A+B+C+UG1+UG2	0.88	139,771	30,750	30,782	33
Future (temp)	Temp-1	0.70	16,480	2,884	3,073	189

Willis Rd. 1/2 R.O.W. =	0.32	ac
Val Vista Dr. 1/2 R.O.W. =	0.59	ac
Onsite Area =	<u>2.30</u>	ac
Total Area =	3.21	ac

Retention Basin ID	R_r (CF)	d (FT)	L (LF)	R_P (CF)
UG1		10.0	141	11,074
UG2		10.0	142	11,153
Total =	22,194	10	283	22,227

Retention Provided = $(R_p) = \pi \times (d/2)^2 \times L$
 Where:
 d = retention pipe diameter
 L = length of retention pipe
 R_r = Retention Required

DRYWELL REQUIREMENTS			
Town of Gilbert Requirement =		43,500 1.00	max cf/drywell ac-ft / drywell
Retention Basin ID	Drainge Area ID	Volume Required (cf)	Number of Drywells Required
All (interconnected)	Total Site	30,750	1

BENCHMARK

BASIS OF ELEVATIONS (BENCHMARK):
AN ELEVATION OF 1246.57 (NAVD88) WAS HELD ON A FOUND NGS
MONUMENT, 2CK1 AS PUBLISHED. A SECONDARY CHECK TO POINT
(1501) 10827 GDACS ID SOUTHEAST CORNER OF SECTION 5, T2S, R6E,
G&SRM.

FEMA FLOOD ZONE CLASSIFICATION

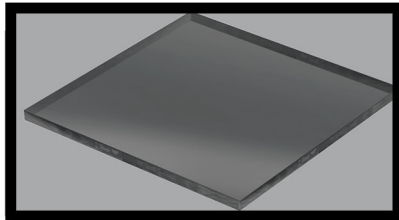
REVIEW OF THE FEMA FLOOD INSURANCE RATE MAP 04013C2742M DATED 11/4/15, INDICATED THAT THE SITE LIES WITHIN ZONE "X": "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE."



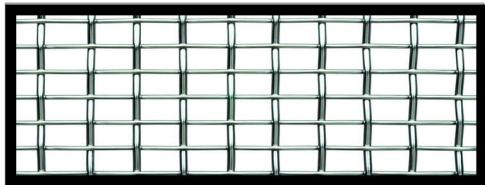
MARAZZI TILE (AMERICAN ESTATE) SADDLE.



ALUMINUM STOREFRONT WINDOW AND
DOOR FRAMES, TO BE FACTORY FINISHED
IN CLEAR ANODIZED ALUMINUM.



WINDOW GLAZING (MINIMUM
50% TINTING), COLOR: GRAY.



WELDED WIRE LATTICE IN STEEL FRAME
POWDER COATED TO MATCH
DUNN EDWARDS DE6389 "FALLEN ROCK".



SMOOTH 1-1/2" E.I.F.S. FINISH
COLOR: DUNN EDWARDS DEW380 WHITE



SMOOTH 1-1/2" E.I.F.S. FINISH
COLOR: DUNN EDWARDS DE5860 SLUMBER



STONE VENEER
CORONADO STONE PLAYA VISTA
SERIES LIMESTONE 3" SPLIT
PATTERN IN CREAM COLOR.



B-DECKING CORRUGATED PANELS
TO PAINTED DUNN EDWARDS
DE3689 "FALLEN ROCK".



FINISH KEYNOTES:

- A. SMOOTH 1-1/2" E.F.S. FINISH
COLOR: DUNN EDWARDS DE5860 SLUMBER
- B. SMOOTH 1-1/2" E.F.S. FINISH
COLOR: DUNN EDWARDS DEW380 WHITE
- C. ALUMINUM STOREFRONT WINDOW AND DOOR FRAMES
COLOR: FACTORY FINISHED IN CLEAR ANODIZED ALUMINUM.
- D. 1" INSULATED WINDOW GLAZING (MINIMUM 50% TINTING)
COLOR: GRAY.
- E. STEEL WINDOW AWNING.
COLOR: OUTSIDE MEMBER WRAPPED IN CLEAR ANODIZED ALUMINUM BREAK METAL.
- F. B-DECKING CORRUGATED PANELS
COLOR: DUNN EDWARDS DE3689 "FALLEN ROCK".
- G. HOLLOW METAL DOOR AND FRAME
COLOR: DUNN EDWARDS DE3689 "FALLEN ROCK".
- H. STEEL CANOPY
COLOR: DUNN EDWARDS DE6389 "FALLEN ROCK".
- J. WELDED WIRE LATTICE AND STEEL FRAME
COLOR: POWDER COATED TO MATCH DUNN EDWARDS DE6389 "FALLEN ROCK".
- K. RAILING AND WELDED WIRE MESH
COLOR: POWDER FINISHED TO MATCH DUNN EDWARDS DE6389 "FALLEN ROCK".
- L. COLUMN, THIN SET VENEER STONE
MANUFACTURER: CORONADO STONE
TYPE: PLAYA VISTA SERIES LIMESTONE
STYLE/COLOR: 3" SPLIT PATTERN IN CREAM COLOR.
- M. MARRAZI TILE (AMERICAN STATE) SADDLE.

PHNX
DESIGN

2942 EAST FOUNTAIN STREET, MESA, ARIZONA 85213
MIKEH@PHNX-DESIGN.COM
602.762.7354

Thomas M. DeBYL

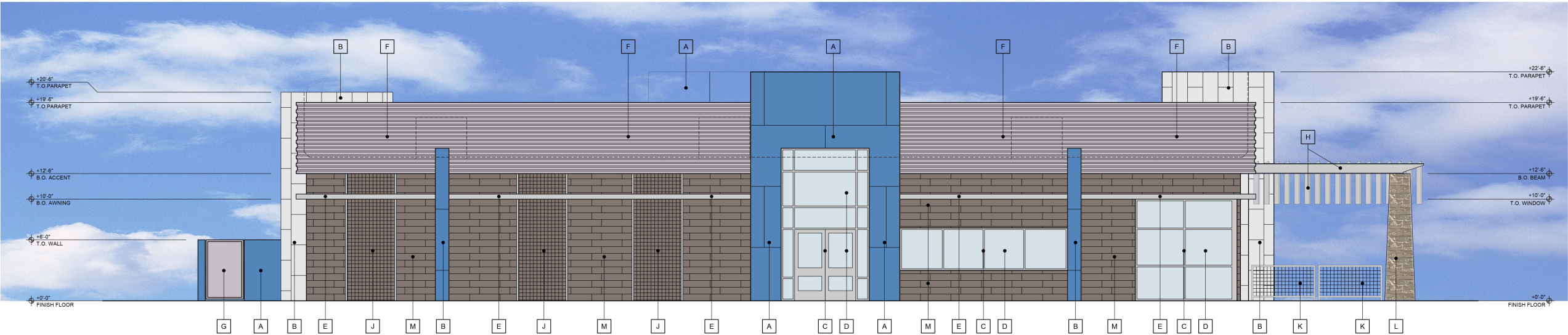
REGISTERED ARCHITECT
35463
THOMAS M. DeBYL
DESIGNED - DRAWN BY
ARIZONA, U.S.A.
EXPIRES 09/30/21

©2019 OWNERSHIP OF SERVICE -
All reports, plans, specifications, notes
and information prepared by PHNX
DESIGN and their consultants shall
remain the property thereto. PHNX
DESIGN shall retain all common law,
statutory and other reserved rights,
including the copyright thereto.

2 EAST EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

- ELEVATION NOTES:
- DASHED LINE INDICATES ROOF LINE AND MECHANICAL EQUIPMENT THAT WILL BE FULLY SCREENED BEHIND A PARAPETS. TOP OF PARAPET IS 16 INCHES ABOVE ROOF TOP EQUIPMENT.
 - ALL BUILDING DRAINAGE WILL BE INTERNALIZED WITH NO EXPOSED DOWNSPOUTS, AND THERE WILL BE NO EXPOSED ROOF-LADDERS.



1 SOUTH EXTERIOR ELEVATION

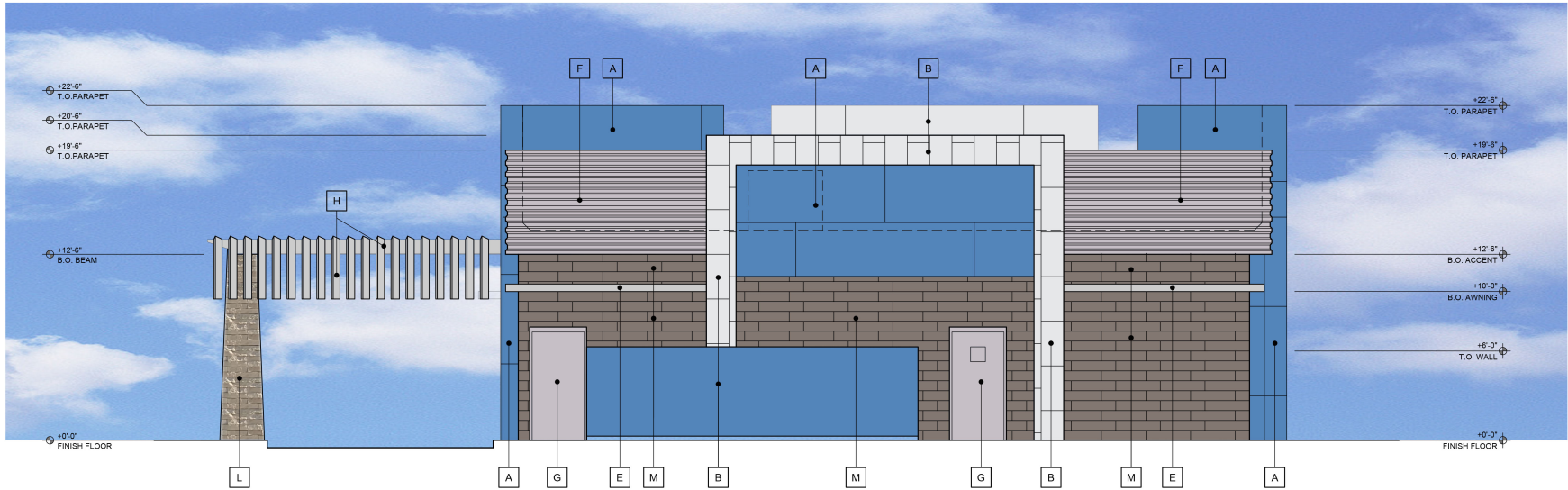
SCALE: 3/16" = 1'-0"

PROPOSED SITE PLAN FOR:
CULVER'S FROZEN CUSTARD
3610 SOUTH VAL VISTA DRIVE
GILBERT, ARIZONA 85297

△	DATE	REVISION
1		
2		
3		

EXTERIOR
ELEVATIONS

A300



FINISH KEYNOTES:

- A. SMOOTH 1-1/2" E.F.S. FINISH
COLOR: DUNN EDWARDS DE5860 SLUMBER
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COLOR: POWDER FINISHED TO MATCH DUNN EDWARDS DE6389 "FALLEN ROCK".
- L. COLUMN, THIN SET VENEER STONE
MANUFACTURER: CORONADO STONE
TYPE: PLAYA VISTA SERIES LIMESTONE
STYLE/COLOR: 3" SPLIT PATTERN IN CREAM COLOR.
- M. MARRAZI TILE (AMERICAN STATE) SADDLE.

2 WEST EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

- ELEVATION NOTES:
- DASHED LINE INDICATES ROOF LINE AND MECHANICAL EQUIPMENT THAT WILL BE FULLY SCREENED BEHIND A PARAPETS. TOP OF PARAPET IS 16 INCHES ABOVE ROOF TOP EQUIPMENT.
 - ALL BUILDING DRAINAGE WILL BE INTERNALIZED WITH NO EXPOSED DOWNSPOUTS, AND THERE WILL BE NO EXPOSED ROOF-LADDERS.



1 NORTH EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

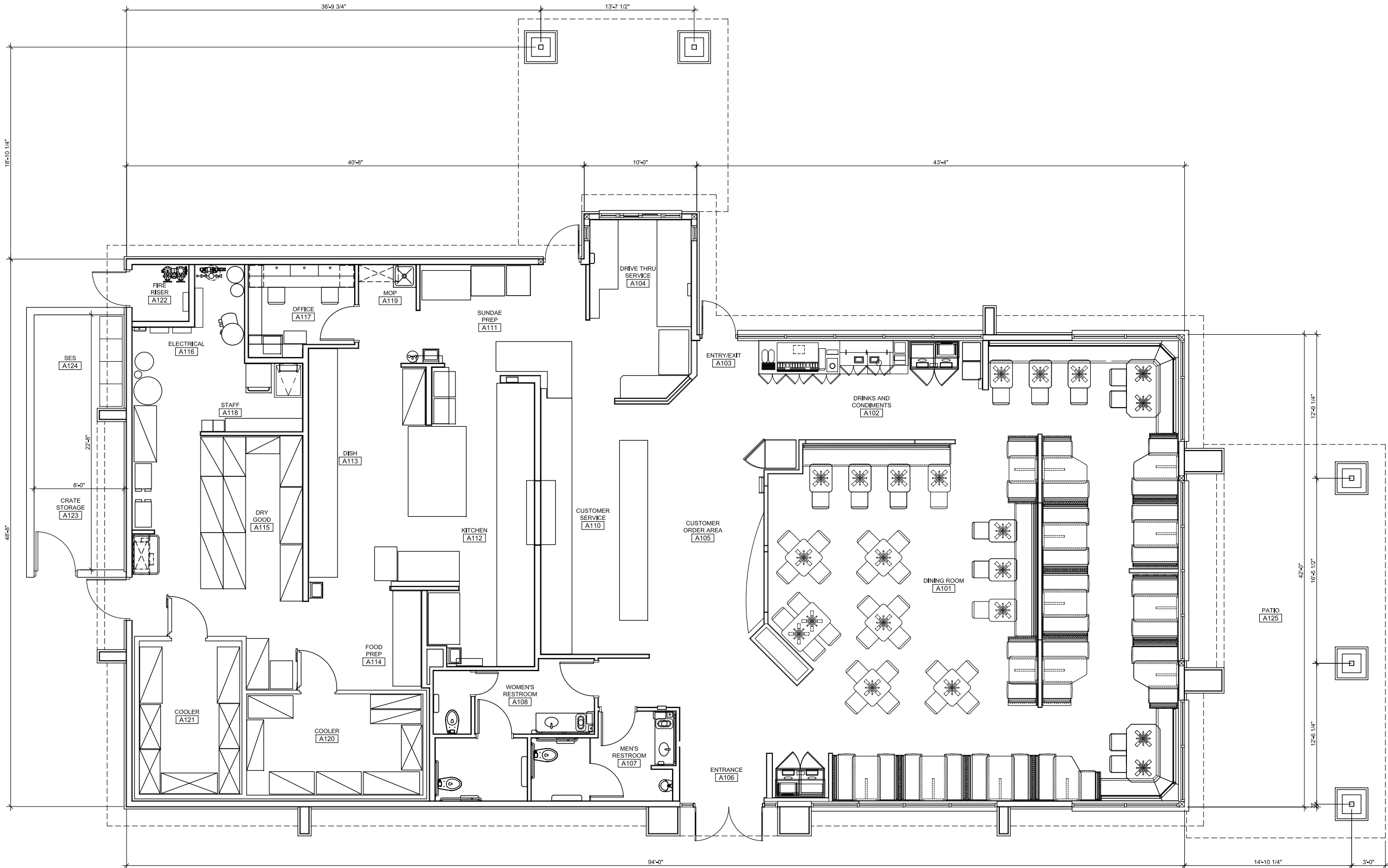
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including the copyright thereto.

PROPOSED SITE PLAN FOR:
CULVER'S FROZEN CUSTARD
SWC OF SOUTH VAL VISTA DRIVE AND SOUTH MERCY ROAD
GILBERT, ARIZONA 85297

Δ	DATE	REVISION
1		
2		
3		

FLOOR PLAN

A200



PHNX
DESIGN

2942 EAST FOUNTAIN STREET, MESA, ARIZONA 85213
MIKE@PHNX-DESIGN.COM
602.782.7354

RECORDING
35463
THEMAS M
De BYL
DESIGNED: 10/20/19
ARIZONA, U.S.A.

EXPIRES 09/30/21

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and information prepared by PHNX
DESIGN and their consultants shall
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including the copyright thereto.


PROPOSED SITE PLAN FOR:
CULVER'S FROZEN CUSTARD
3610 SOUTH VAL VISTA DRIVE
GILBERT, ARIZONA 85297

DATE REVISION

1	
2	
3	

ELECTRICAL
PHOTOMETRIC
PLAN

EP



D-Series Size 0
LED Area Luminaire

Catalog Number

Notes

Type

SA / SB

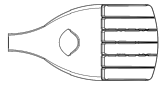
See the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Specifications

EPA: 0.95 ft² (0.09 m²)
Length: 26" (66 cm)
Width: 13" (33 cm)
Height: 3" (7.6 cm)
Height: 7" (17.8 cm)
Weight (max): 1.6 lbs (0.73 kg)



L

H₁

H₂

W

Ordering Information

EXAMPLE: DSK0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

Series	LEDs	Color Temperature	Distribution	Wattage	Mounting
DSK0 LED	Forward optics P1 P4 P7 P2 P5 P3 P6 Retro-reflective P10' P12' P11' P13'	30K 3000 K 40K 4000 K 50K 5000 K	T15 Type I short T25 Type I short T35 Type I medium T45 Type II short T55 Type II medium T65 Type IV medium T75 Forward throw medium T85 Type V very short	T55 Type V short TSM Type V medium TSW Type V wide BLC Backlight control LCO Left corner cutoff RCCO Right corner cutoff 480	MVOLT ¹⁴ 120 208 240 277 347 480

Control options

Shipped installed
NLTAIR2 Night All generation 2 enabled¹¹
PIRHN Network, high/motion/ambient sensor¹
PER NEMA two-lock receptacle only (control ordered separately)¹¹
PERS Five pin receptacle only (control ordered separately)¹¹
PER7 Seven pin receptacle only (leads not fused) (control ordered separately)¹¹
DMG 0-10V dimming extend out back of housing for external control (control ordered separately)

PIR High/Low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 16'¹⁴
PIRHN High/Low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 16'¹⁴
PERHN High/Low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 16'¹⁴
PIRHNFCV High/Low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 16'¹⁴
FAD Field adjustable output¹

Shipped separately
HS House-side shield¹⁴
SF Single fuse (120, 277, 347V)¹
DF Double fuse (208, 240, 480V)¹
L90 Left rotated optics¹
R90 Right rotated optics¹
DOL Diffused drop lens¹⁶
RS Bird glass¹⁷
EGS External glare shield¹⁷

DOBXD Dark bronze
DBLXD Black
DNAXD Natural aluminum
DWHXD White
DOBZD Textured dark bronze
DBLBZD Textured black
DNABZD Textured natural aluminum
DWHZD Textured white

Ordering Information

EXAMPLE: DSKW1 LED 20C 1000 40K T3M MVOLT DDBTXD

Series	LEDs	Wattage	Color Temperature	Distribution	Wattage	Mounting	Control Options
DSKW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines) ¹	350 350 mA 500 500 mA 700 700 mA 1000 1000 mA (A ₁) ¹	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T25 Type II Short T35 Type II Short T45 Type II Medium T55 Type II Medium T65 Type IV Medium T75 Forward Throw Medium T85	MVOLT ¹ 120 ¹ 208 ¹ 240 ¹ 277 ¹ 347 ¹⁴ 480 ¹⁴	Shipped included PE Photocell, battery type ⁴ DMG 0-10V dimming wires pulled outside feature (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht. ¹⁷ PIRHN 180° motion/ambient light sensor, 15-30' mtg ht. ¹⁷ PIRHNFCV Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 16' ¹⁴ ELCW Emergency battery backup (includes external component enclosure), CA Title 20 Noncompliant ¹³	

Other Options

Shipped separately¹
SF Single fuse (120, 277 or 347V)¹⁴
DF Double fuse (208, 240 or 480V)¹⁴
HS House-side shield¹⁴
SPD Separate surge protection¹¹
DOL Diffused drop lens

DOBXD Dark bronze
DBLXD Black
DNAXD Natural aluminum
DWHXD White

DOBZD Textured dark bronze
DBLBZD Textured black
DNABZD Textured natural aluminum

DWHZD Textured white
DSTXD Textured sandstone

Accessories

Ordered and shipped separately

DSKW1S House-side shield (one per light engine)
DSKW1H180 180° detector cable
DSKW1W180 Wide angle entry
DSKW1W180 Wide angle entry

NOTES
1 20C 1000 is not available with PIR, PIRHN, PIRHNFCV or PIRHNFCV.
2 MOCOT driver operates on any line voltage from 120-277V/50/60 Hz.
3 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
4 Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRHN.
5 Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
6 Photocell (PE) requires 120, 240, 277 or 347 voltage option. Not available with motion/ambient light sensor (PIR or PIRHN).
7 Reference Motion Sensor table on page 5.
8 Cold weather (20C) rated. Not compatible with conduit entry applications. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode ES file located on product page at www.lithonia.com
9 Not available with SPD.
10 Not available with ELCW.
11 Also available as a separate accessory, see Accessories information.
12 Not available with ELCW.

Ordering Information

EXAMPLE: DSKW1 LED 20C 1000 40K T3M MVOLT DDBTXD

Series	LEDs	Wattage	Color Temperature	Distribution	Wattage	Mounting	Control Options
DSKW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines) ¹	350 350 mA 500 500 mA 700 700 mA 1000 1000 mA (A ₁) ¹	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T25 Type II Short T35 Type II Short T45 Type II Medium T55 Type II Medium T65 Type IV Medium T75 Forward Throw Medium T85	MVOLT ¹ 120 ¹ 208 ¹ 240 ¹ 277 ¹ 347 ¹⁴ 480 ¹⁴	Shipped included PE Photocell, battery type ⁴ DMG 0-10V dimming wires pulled outside feature (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht. ¹⁷ PIRHN 180° motion/ambient light sensor, 15-30' mtg ht. ¹⁷ PIRHNFCV Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 16' ¹⁴ ELCW Emergency battery backup (includes external component enclosure), CA Title 20 Noncompliant ¹³	

Other Options

Shipped separately¹
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DF Double fuse (208, 240 or 480V)¹⁴
HS House-side shield¹⁴
SPD Separate surge protection¹¹
DOL Diffused drop lens

DOBXD Dark bronze
DBLXD Black
DNAXD Natural aluminum
DWHXD White

DOBZD Textured dark bronze
DBLBZD Textured black
DNABZD Textured natural aluminum

DWHZD Textured white
DSTXD Textured sandstone

Accessories

Ordered and shipped separately

DSKW1S House-side shield (one per light engine)
DSKW1H180 180° detector cable
DSKW1W180 Wide angle entry
DSKW1W180 Wide angle entry

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Series	LEDs	Wattage	Color Temperature	Distribution	Wattage	Mounting	Control Options
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Other Options

Shipped separately¹
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DF Double fuse (208, 240 or 480V)¹⁴
HS House-side shield¹⁴
SPD Separate surge protection¹¹
DOL Diffused drop lens

DOBXD Dark bronze
DBLXD Black
DNAXD Natural aluminum
DWHXD White

DOBZD Textured dark bronze
DBLBZD Textured black
DNABZD Textured natural aluminum

DWHZD Textured white
DSTXD Textured sandstone

Accessories

Ordered and shipped separately

DSKW1S House-side shield (one per light engine)
DSKW1H180 180° detector cable
DSKW1W180 Wide angle entry
DSKW1W180 Wide angle entry

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Series	LEDs	Wattage	Color Temperature	Distribution	Wattage	Mounting	Control Options
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DF Double fuse (208, 240 or 480V)¹⁴
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SPD Separate surge protection¹¹
DOL Diffused drop lens

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DBLXD Black
DNAXD Natural aluminum
DWHXD White

DOBZD Textured dark bronze
DBLBZD Textured black
DNABZD Textured natural aluminum

DWHZD Textured white
DSTXD Textured sandstone

Accessories

Ordered and shipped separately

DSKW1S House-side shield (one per light engine)
DSKW1H180 180° detector cable
DSKW1W180 Wide angle entry
DSKW1W180 Wide angle entry

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Series	LEDs	Wattage	Color Temperature	Distribution	Wattage	Mounting	Control Options
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Other Options

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DF Double fuse (208, 240 or 480V)¹⁴
HS House-side shield¹⁴
SPD Separate surge protection¹¹
DOL Diffused drop lens

DOBXD Dark bronze
DBLXD Black
DNAXD Natural aluminum
DWHXD White

DOBZD Textured dark bronze
DBLBZD Textured black
DNABZD Textured natural aluminum

DWHZD Textured white
DSTXD Textured sandstone

Accessories

Ordered and shipped separately

DSKW1S House-side shield (one per light engine)
DSKW1H180 180° detector cable
DSKW1W180 Wide angle entry
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EXAMPLE: DSKW1 LED 20C 1000 40K T3M MVOLT DDBTXD

Series	LEDs	Wattage	Color Temperature	Distribution	Wattage	Mounting	Control Options
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HS House-side shield¹⁴
SPD Separate surge protection¹¹
DOL Diffused drop lens

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DBLXD Black
DNAXD Natural aluminum
DWHXD White

DOBZD Textured dark bronze
DBLBZD Textured black
DNABZD Textured natural aluminum

DWHZD Textured white
DSTXD Textured sandstone

Accessories

Ordered and shipped separately

DSKW1S House-side shield (one per light engine)
DSKW1H180 180° detector cable
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Ordering Information

EXAMPLE: DSKW1 LED 20C 1000 40K T3M MVOLT DDBTXD

Series	LEDs	Wattage	Color Temperature	Distribution	Wattage	Mounting	Control Options
DSKW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines) ¹	350 350 mA 500 500 mA 700 700 mA 1000 1000 mA (A ₁) ¹	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T25 Type II Short T35 Type II Short T45 Type II Medium T55 Type II Medium T65 Type IV Medium T75 Forward Throw Medium T85	MVOLT ¹ 120 ¹ 208 ¹ 240 ¹ 277 ¹ 347 ¹⁴ 480 ¹⁴	Shipped included PE Photocell, battery type ⁴ DMG 0-10V dimming wires pulled outside feature (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht. ¹⁷ PIRHN 180° motion/ambient light sensor, 15-30' mtg ht. ¹⁷ PIRHNFCV Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 16' ¹⁴ ELCW Emergency battery backup (includes external component enclosure), CA Title 20 Noncompliant ¹³	

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DBLXD Black
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DWHXD White

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Accessories

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DSKW1H180 180° detector cable
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Ordering Information

EXAMPLE: DSKW1 LED 20C 1000 40K T3M MVOLT DDBTXD

Series	LEDs	Wattage	Color Temperature	Distribution	Wattage	Mounting	Control Options
DSKW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines) ¹	350 350 mA 500 500 mA 700 700 mA 1000 1000 mA (A ₁) ¹	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T25 Type II Short T35 Type II Short T45 Type II Medium T55 Type II Medium T65 Type IV Medium T75 Forward Throw Medium T85	MVOLT ¹ 120 ¹ 208 ¹ 240 ¹ 277 ¹ 347 ¹⁴ 480 ¹⁴	Shipped included PE Photocell, battery type ⁴ DMG 0-10V dimming wires pulled outside feature (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht. ¹⁷ PIRHN 180° motion/ambient light sensor, 15-30' mtg ht. ¹⁷ PIRHNFCV Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 16' ¹⁴ ELCW Emergency battery backup (includes external component enclosure), CA Title 20 Noncompliant ¹³	

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DF Double fuse (208, 240 or 480V)¹⁴
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SPD Separate surge protection¹¹
DOL Diffused drop lens

DOBXD Dark bronze
DBLXD Black
DNAXD Natural aluminum
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DOBZD Textured dark bronze
DBLBZD Textured black
DNABZD Textured natural aluminum

DWHZD Textured white
DSTXD Textured sandstone

Accessories

Ordered and shipped separately

DSKW1S House-side shield (one per light engine)
DSKW1H180 180° detector cable
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EXAMPLE: DSKW1 LED 20C 1000 40K T3M MVOLT DDBTXD

Series	LEDs	Wattage	Color Temperature	Distribution	Wattage	Mounting	Control Options
DSKW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines) ¹	350 350 mA 500 500 mA 700 700 mA 1000 1000 mA (A ₁) ¹	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T25 Type II Short T35 Type II Short T45 Type II Medium T55 Type II Medium T65 Type IV Medium T75 Forward Throw Medium T85	MVOLT ¹ 120 ¹ 208 ¹ 240 ¹ 277 ¹ 347 ¹⁴ 480 ¹⁴	Shipped included PE Photocell, battery type ⁴ DMG 0-10V dimming wires pulled outside feature (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht. ¹⁷ PIRHN 180° motion/ambient light sensor, 15-30' mtg ht. ¹⁷ PIRHNFCV Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 16' ¹⁴ ELCW Emergency battery backup (includes external component enclosure), CA Title 20 Noncompliant ¹³	

Other Options

Shipped separately¹
SF Single fuse (120, 277 or 347V)¹⁴
DF Double fuse (208, 240 or 480V)¹⁴
HS House-side shield¹⁴
SPD Separate surge protection